



1,680 SF Available

JLL SEE A BRIGHTER WAY

For Lease

Cypress Creek Village

Cypress Creek & S Lakeline Blvd.
Cedar Park, TX 78613

Property Overview & Demographics

- 2nd Generation Retail Space
- Located along highly trafficked S. Lakeline Blvd. (+/-30,642 CPD)
- Signalized Intersection
- 3 Curb Cuts for Optimal Access



Location	Cypress Creek Blvd & S Lakeline Blvd, Cedar Park, TX 78613
Size	1,680 SF
Traffic Counts	<u>Cypress Creek Blvd</u> : 13,472 CPD <u>S Lakeline Blvd</u> : 30,642 CPD
Lease Rates	Call Broker for Rates
NNN:	\$12.70 PSF

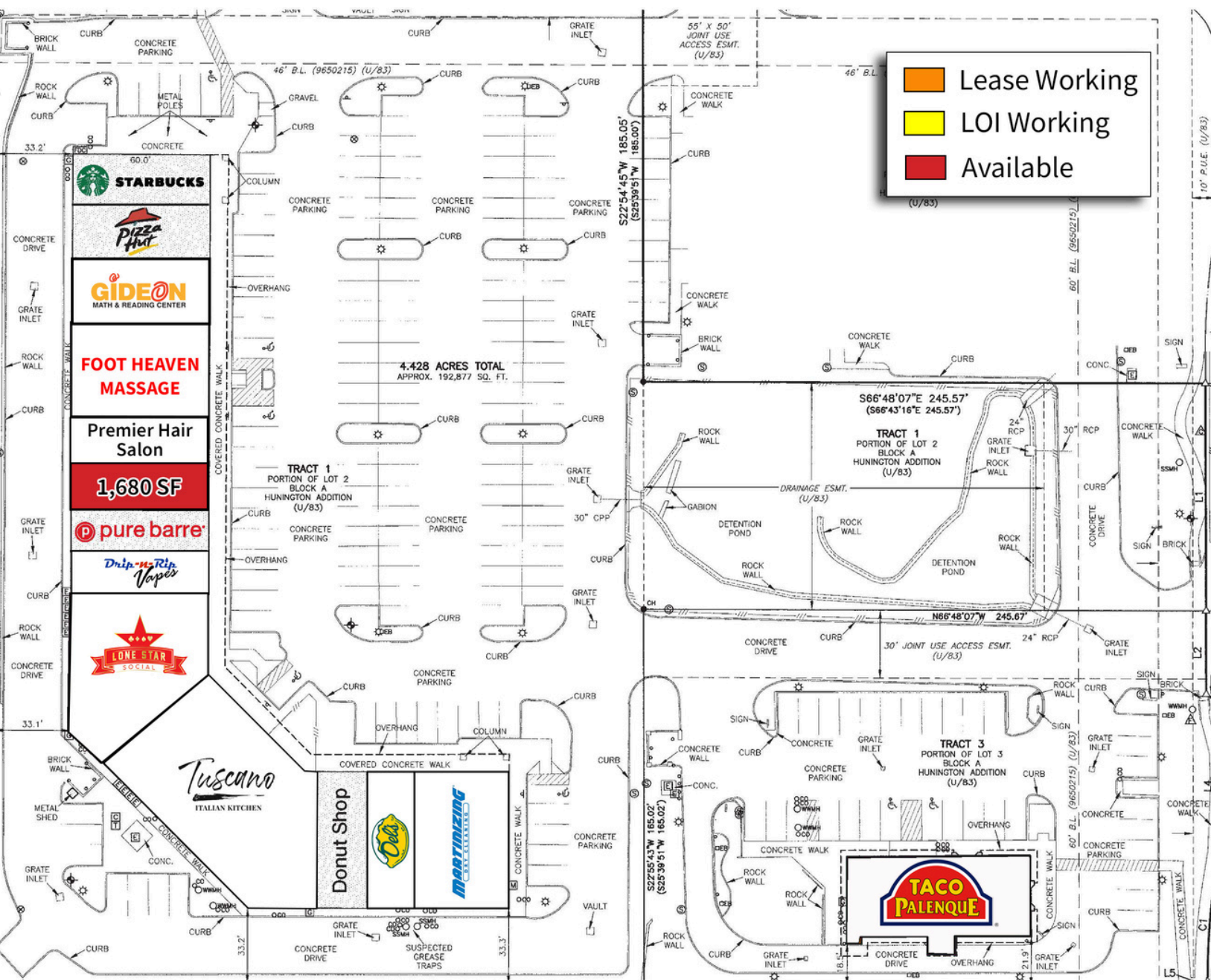
2024 Demographics	1 mile	3 miles	5 miles
Estimated Population	13,925	81,946	198,618
Estimated Households	5,500	31,549	77,001
Average HH Income	\$158,460	\$152,839	\$155,684
Daytime Population	11,968	80,093	185,007

Trade Area





Site Plan



Contact Broker for Information

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